Davidson County DEEDWARR
Recvd: 10/16/06 15:20 2 pgs
Fees:13.00 Taxes:666.00

20061016-0128389

ADDRESS NEW OWNER:
Dene Smith

6644 Beacon Lane
Nashville, TN 37209

SEND TAX BILL TO:

New Owner

MAP & PARCEL NOS.:
10207009800

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James R. Bell and Nellie V. Bell, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dene Smith, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 81 fronts 75 feet on the westerly side of Beacon Lane, and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to James R. Bell and wife, Nellie V. Bell, by Warranty Deed dated April 24, 1986, from Jerry L. Mayes, unmarried, and Joy Mayes Williams, joined by her husband, Jack L. Williams, of record in Book 6837, Page 424, Register's Office for Davidson County, Tennessee.

This is property with a common address of 6644 Beacon Lane, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 3700, Page 91, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4065, Page 67, as amended in Book 4142, Page 166, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $180,000.00.

Affiant

Subscribed and sworn before me this 16th day of October, 2006.

My Commission Expires: 11-14-2009

Notary Public

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **16th** day of **October, 2006**.

James R. Bell

Nellie V. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James R. Bell and Nellie V. Bell, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **16th** day of **October, 2006**.

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0610-152